



MIAMI BEACH

PLANNING DEPARTMENT

**DESIGN REVIEW BOARD
PRELIMINARY AGENDA**

**(AS OF AUGUST 7, 2013)
SUBJECT TO CHANGE**

*Tuesday, September 03, 2013
8:30 A.M.*

CITY COMMISSION CHAMBERS

- I. REQUESTS FOR CONTINUANCES
- II. SINGLE FAMILY HOMES
 - 1. Previously Continued Applications from July 02, 2013
 - a. DRB File No. 22980, **3401 Chase Avenue**. The applicant, Natalie Turetsky, is requesting Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.
 - 2. Previously Continued Applications from August 06, 2013
 - a. DRB File No. 22988, **1420 West 23 Street**. The applicant, KobiKarp, is requesting Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.
 - 3. New Applications
 - a. DRB File No. 22995, **5869 Pinetree Drive**. The applicants, Michael and Nicole Simkins, are requesting Design Review Approval for the partial demolition of an existing pre-1942 architecturally significant 2-story home, to accommodate modifications and new 1-story additions, as well as to alterations to the rear waterside facing façade.
 - b. DRB File No. 22994, **257 Palm Avenue**. The applicants, 2 Mosqueteros LLC, are requesting Design Review Approval for the construction of a new 2-story home, to replace an existing 2-story home, to be demolished.
 - c. DRB File No. 22997, **1560 Stillwater Drive**. The applicant, Bayview Investment Holdings LLC, is requesting Design Review Approval for the construction of a new second floor addition and exterior terraces to an existing 2-story home.

- d. DRB File No. 22996, **3591 Flamingo Drive**. The applicants, Marc Lehmann and Jean Kim are requesting Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.
- e. DRB File No. 22998, **28 West Dildo Drive**. The applicant, Alain Berdouare, is requesting Design Review Approval for the construction of a new 1-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.
- f. DRB File No. 22999, **2121 Lucerne Avenue**. The applicant, Nicolas Brocherie, is requesting Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 1-story home, to be demolished.

III. APPLICATIONS FOR DESIGN REVIEW APPROVAL

- 1. Previously Continued Applications from July 02, 2013
 - a. DRB File No. 22978, **1215 West Avenue**. The applicant, 1201 Chelsea, LLLP, is requesting Design Review Approval for the construction of a new 6-story hotel with an accessory ground level restaurant, on a vacant site.
- 2. Previously Continued Applications from August 06, 2013
 - a. DRB File No. 22991, **8505 – 8521 Harding Avenue**. The applicant, 8505 Harding LLC, is requesting Design Review Approval for the partial demolition, renovation, and restoration of three (3) existing 2-story multifamily buildings, including the construction of a new roof-top addition on each of the existing 2-story buildings.
 - b. DRB File No. 22924, **1231-1251 17 Street**. The applicant, SOBE17, LLC is requesting Design Review Approval for the construction of a new 5-story hotel with 116 rooms, and ancillary 58-seat restaurant (for hotel guests only) on a vacant site
 - c. DRB File No. 22841, **49 Collins Avenue**. The applicant, Southpointe Heights LLC, is requesting Design Review Approval for the construction of a 4-story robotic parking garage with accessory ground floor commercial uses on a site containing an existing surface parking lot. Specifically, the application is requesting design modifications to the previously approved plans. **[Note: Application approved on August - 06, 2013, with the exception of the rooftop plan and trellis and planters.]**

IV. DISCUSSION ITEMS

Discussion: Proposed modifications to single family regulations, including

modifications to lot coverage, unit size and overall height, and incentives for both the voluntary recognition and retention of Architecturally Significant homes constructed between 1942 and 1966 and for the voluntary retention of existing architecturally significant homes constructed prior to 1942.

V. NEXT MEETING DATE REMINDER
Tuesday, October 01, 2013 @ 8:30 a.m.

These applications have been filed with the Planning Department for review by the Design Review Board, pursuant to Section 118-252, and Section 118-71 of the City's Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).